

LOCATION MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

BEING A 53.55 ACRE TRACT OUT OF THE J.H. GIBSON SURVEY NO. 3, ABSTRACT 300, COUNTY BLOCK 4753 AND THE J.M. AROCHA SURVEY NO. 28, ABSTRACT 27, COUNTY BLOCK 4752, IN BEXAR COUNTY TEXAS, SAID 53.55 ACRE TRACT BEING COMPRISED OF 49.09 ACRES OUT OF A CALLED 135.082 ACRE TRACT (TRACT I) AND 4.46 ACRES OUT OF A CALLED 146.916 ACRE TRACT (TRACT IV) AS DESCRIBED IN A DEED FROM THE RESOLUTION TRUST CORPORATION TO SRP DOMINION, LTD. RECORDED IN VOLUME 6031, PAGE 1726 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS.

OWNER/DEVELOPER
SEILHAN & PULLIAM INVESTMENTS, LLC
5 KINGS HEATH
SAN ANTONIO, TX 78257
P) 210-684-9380
F) 210-698-6071

ENGINEER
HILL COUNTRY ENGINEERING, LLC
7927 VISTA MONTAN
SAN ANTONIO, TX 78256
P) 210-698-9479
F) 210-698-9737

NOTES

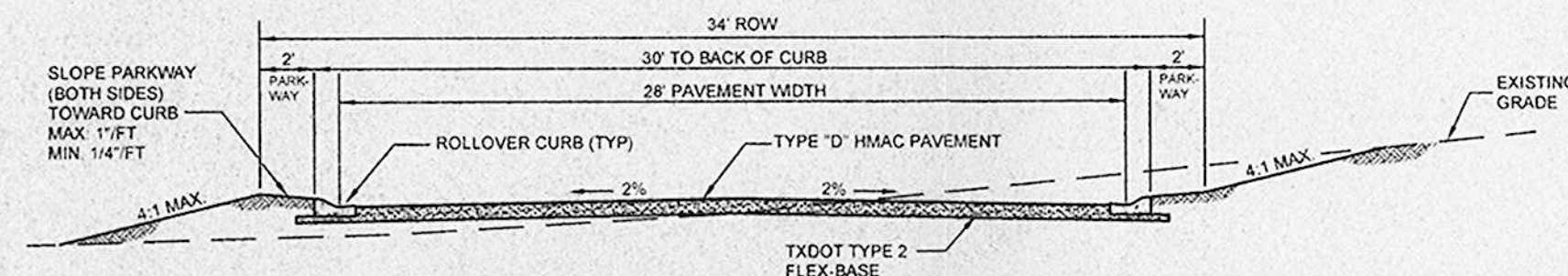
1. BEARINGS BASED UPON DEED RECORDED IN VOLUME 6031, PAGE 1726, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
2. ZONING FOR THE ENTIRE SUBDIVISION AREA = R6 PUD
ALLOWABLE DENSITY = 5 LOTS/AC
3. FEMA FLOOD PLAIN BOUNDARY IS BEING REVISED BY A CLOMR STUDY SUBMITTED WITH THIS PUD PLAN.
4. VESTED RIGHTS PERMIT NUMBER: 241
5. POADP NUMBER: 55

OPEN SPACE RATIO AND DENSITY TABLE								
UNIT	LAND USE	SIZE (AC)	# LOTS	DENSITY (LOTS/AC)	HOME & DRIVE COVER (AC)	STREET ROW (AC)	OPEN SPACE (AC)	OPEN SPACE/ PHASE (%)
1*	SINGLE FAMILY RESIDENTIAL (R6 PUD)	53.55	63	1.18	8.68	5.18	39.69	74.12
	TOTALS	53.55	63	1.18	8.68	5.18	39.69	74.12

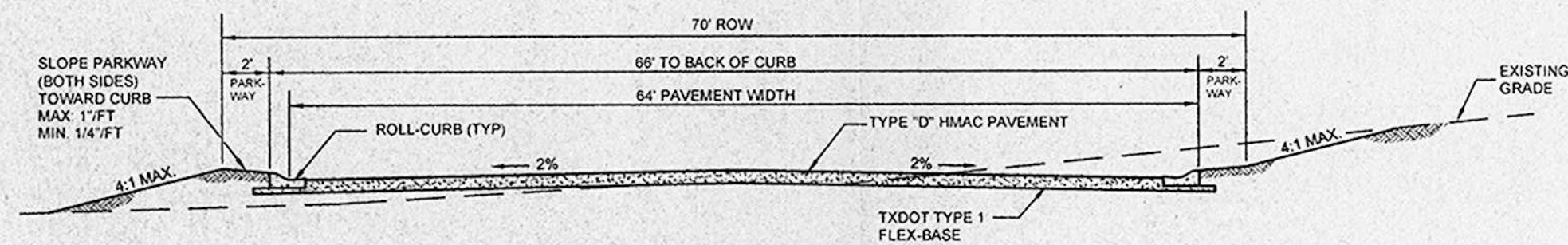
* ENTIRE SUBDIVISION TO BE CONSTRUCTED AS 1 UNIT, AND WILL NOT BE PHASED.

SUMMARY
NUMBER OF RESIDENTIAL LOTS = 63
AVERAGE HOME SIZE = 3000 SF
DENSITY (HOMES PER ACRE) = 1.18
TOTAL SUBDIVISION = 53.55 AC
ROW = 5.18 AC
RESIDENTIAL LOTS = 47.25 AC
PASSIVE OPEN SPACE = 1.12 AC (LOTS 38 & 61)
ACTIVE OPEN SPACE = 0 AC
OFF STREET PARKING = 0 SPACES

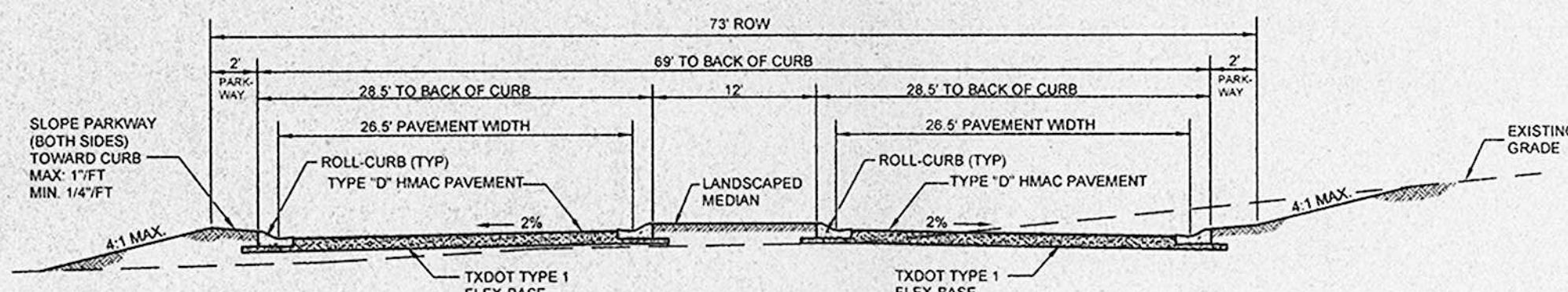
UTILITIES
WATER: SAN ANTONIO WATER SYSTEM
SEWER: LEON SPRINGS UTILITY COMPANY
ELECTRIC: CITY PUBLIC SERVICE ENERGY
GAS: GRAY FOREST UTILITIES
TELEPHONE: SBC
CATV: TIME WARNER



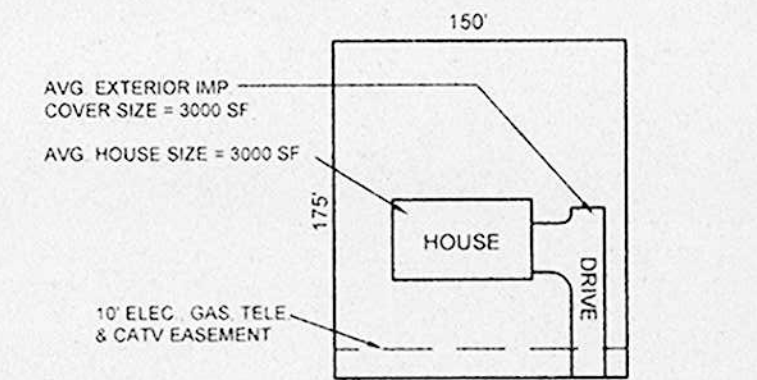
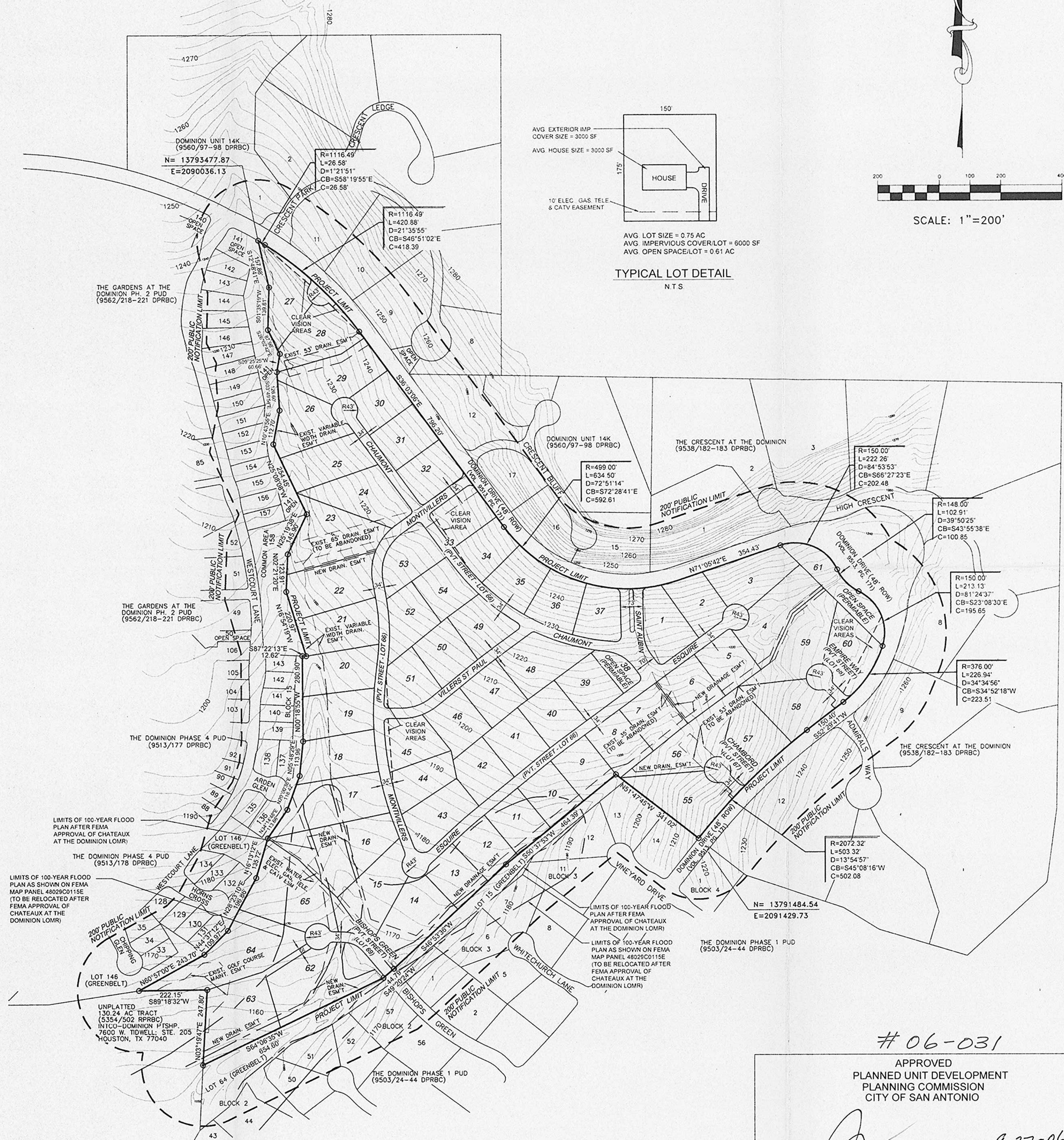
TYPICAL 43' ROW STREET SECTION
N.T.S.



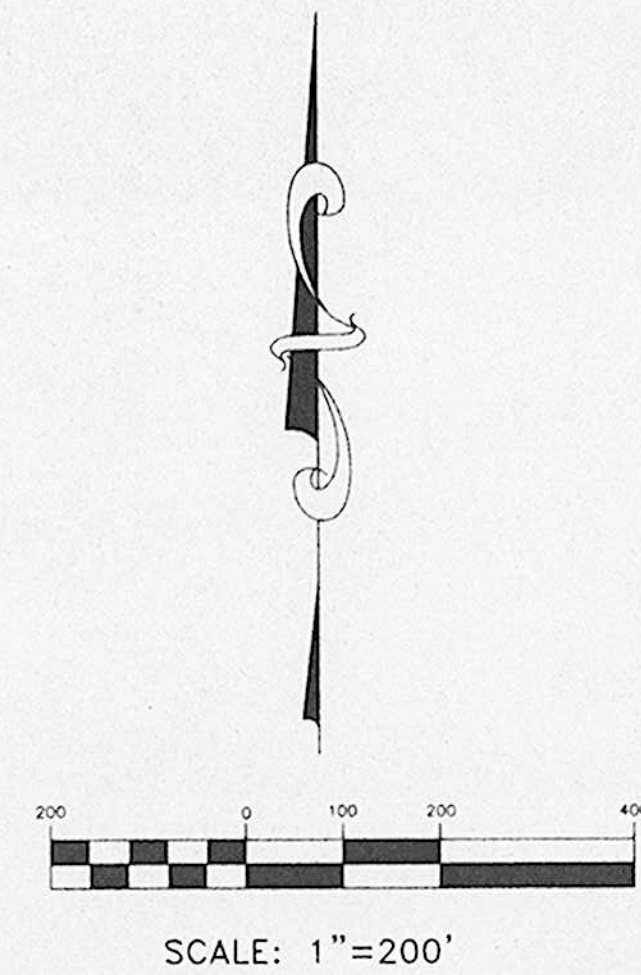
LOWER SAINT AUBIN (NO MEDIAN)
TYPICAL 70' ROW STREET SECTION
N.T.S.



UPPER SAINT AUBIN (WITH MEDIAN)
TYPICAL 73' ROW STREET SECTION
N.T.S.



TYPICAL LOT DETAIL
N.T.S.



HILL COUNTRY
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SAN ANTONIO, TX 78256
(210) 698-9479

THE DOMINION (DOMINION DRIVE)
SAN ANTONIO, TX
THE CHATEAUX AT THE DOMINION
PLANNED UNIT DEVELOPMENT
P.U.D. PLAN NO. 06-031

06-031

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRPERSON

SECRETARY

9-27-06
DATE

7/27/06
DATE

DATE
31 AUG 2006

JOB NO.

SHEET

1 OF 1



A memo from the
CITY of SAN ANTONIO
Development Services
Master Development

TO: Michael Lucci

DATE: September, 27 2006

Address: 7927 Vista Montan
San Antonio, TX 78256

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: PUD# 06-031

Name: The Chateaux at the Dominion, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED With Conditions
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)